

I, the undersigned, a Registered Land Surveyor in the State of Indiana, certify that this survey was prepared under my supervision and, to the best of my knowledge and belief, was executed according to survey requirements in 865 IAC 1-12 for a retracement survey.

Property Address: 9906 E. 63rd Street, Indianapolis, Indiana 46236

Property Description: (Instrument No. A202500058261)

Part of the Northwest Quarter of the Southwest Quarter of Section 32, Township 17 North, Range 5 East of the Second Principal Meridian in Marion County, Indiana, more particularly described as follows:

Beginning at a point on the South line of said Quarter Quarter Section at a distance of 777.105 feet West of the Southeast corner of said Quarter Quarter Section, said point being also on the centerline of E. 63rd Street as now located running thence North parallel to the East line of Quarter Quarter Section 417.5 feet to a point; thence West parallel to said South line 104.375 feet to a point; thence South parallel to said East line 417.5 feet to a point in said South line; thence East in and along said South line 104.375 feet to the place of beginning.

In accordance with Title 865, Article 1.1, Chapter 12 of the Indiana Administrative Code, the following observations and opinions are submitted of the cause and amount of uncertainty in the position of the lines and corners established on this survey as a result of:

- (A) Availability and condition of referenced monuments.
(B) Occupation or possession lines
(C) Clarity or ambiguity of the record description used and of adjoiner's descriptions, and the relationship of the lines of the subject tract with adjoiner's lines.
(D) The Relative positional accuracy of the measurements.

(A) Reference Monuments:

1.) Northwest, Southeast, Southwest and Northeast corners of the Southwest Quarter of Section 32, Township 17 North, Range 5 East: Established from state plane coordinates per Marion County Surveyor's Office references.

2.) 5/8" rebar with red cap marked "Firm #0051" found at the Northeast and Northwest corners of Lot 61 in Harrison Ridge, Section One, a subdivision in Lawrence Township, Marion County, Indiana, as per plat thereof recorded as Instrument No. 1998-0082852 in the Office of the Recorder of Marion County, Indiana, said corner also being the Southeast corner of the surveyed premises.

3.) It should be noted that the diagram on the section corner record provided by the Marion County Surveyor's Office does not represent that the boat spike or railroad spike located at Winona Drive and 63rd Street (dead end) as located for this survey as being on the East line of the West Half of the Southwest Quarter of Section 32, Township 17 North, Range 5 East, but rather more closely agrees with the physical centerline of the asphalt roadway of Winona Drive. The boat spike found per another Marion County Surveyor's Office reference at the South end of Winona Drive was found to be located 13.4 feet West and 7.1 feet North of the Theoretical corner, and that the railroad spike found was found to be located 12.4 feet West and 0.3 feet South of the Theoretical Quarter Quarter corner. It is not clear what the historical significance of the aforesaid monuments are as they are both considered Title Corners with a history apparently originating from 1991 based upon said section corner references.

4.) Plat reference monuments consisting of copperwelds found in the centerlines of Trevia Drive and Harrison Ridge Drive within the plat of Harrison Ridge, Section Two and Replat of Lots 25, 26 and 60 in Harrison Ridge, Section One, a subdivision in Lawrence Township, Marion County, Indiana, as per plat thereof recorded as Instrument No. 2001-141339 in the Office of the Recorder of Marion County, Indiana.

Unless noted otherwise, monuments set this survey are 5/8" diameter x 24" long rebar with red cap stamped FIRM #0066 placed at ground level.

In this surveyor's opinion, the maximum uncertainty of the lines and corners of the surveyed parcels due to reference monuments is ± 1.5 feet.

(B) Possession Lines:

- 1.) House lies 2.2 feet West of West dead line (Existing house appears to have been constructed in 1974 according to Marion County property card, which predates the existing Ingress-Egress Easement from 1977).
2.) Unless otherwise shown, no existing possession lines were observed.

(C) Record Descriptions:

The record descriptions for the adjoining real estate were obtained from the Marion County Recorder's Office and mathematically retraced in an effort to disclose possible gaps and/or overlaps between the lines of the surveyed tract and those of the adjoiners. It is this surveyor's professional opinion that there are no uncertainties in the lines of the surveyed real estate and those of the adjoiners due to discrepancies in the record descriptions.

(D) Relative Positional Accuracy of Measurement:

The Relative Positional Accuracy of the corners of the subject tract established for this survey is within the specifications for a Suburban survey ($\pm 1/10$ - 0.13 feet per million) as defined in 865 IAC 1-12-8, effective May 4, 2006. ("Relative Positional Accuracy" means the value expressed in feet or meters that represents the uncertainty due to random errors in measurements in the location of any point on a survey relative to any other point on the same survey at the 95 percent confidence level).

As a result of the above observations, it is this surveyor's professional opinion that the uncertainties in the locations of the lines and corners found along the perimeter of the surveyed tract established on this survey are as follows:

- 1.) Due to Variances in reference monuments: Concerning record / title corners: See above
2.) Due to Discrepancies in the record descriptions: See above
3.) Due to Inconsistencies in lines of occupation: concerning physical evidence, See above
4.) Due to Measurements (Relative Positional Accuracy): See above.

Theory of Location:

The boundary lines of the surveyed tract were reestablished based upon plat reference monuments consisting of copperwelds found in the centerlines of Trevia Drive and Harrison Ridge Drive within the plat of Harrison Ridge, Section Two and Replat of Lots 25, 26 and 60 in Harrison Ridge, Section One, a subdivision in Lawrence Township, Marion County, Indiana, as per plat thereof recorded as Instrument No. 2001-141339 in the Office of the Recorder of Marion County, Indiana. The record legal description for the subject tract (Instrument No. A202500058261) has a commencement point at the Southeast corner of the Northwest Quarter of the Southwest Quarter of Section 32, Township 17 North, Range 5 East. Said corner does not have a good history by the Marion County Surveyor's Office and is considered a title corner. Extensive surveying work was done on prior surveys by HSG within the Quarter Section and the best evidence of said corner was the mathematical splits for the Northwest Quarter Section. Using the mathematical splits works best with centerline monuments recovered within above stated subdivisions and mathematically agrees with the 1982 Right of Way and Utility Easement (Instrument Number 820140774) which makes reference to a prior deed of record for the subject tract recorded as Instrument No. 1986-105283. Deed distances were held from the accepted theoretical Southeast corner of the Northwest Quarter of the Southwest Quarter to reestablish the lines and corners of the subject tract.

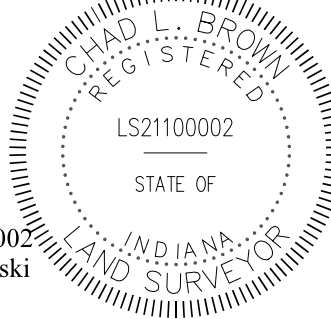
Survey Completed: April 22, 2026

Certified: April 25, 2026

For Catherine Borkowski

Chad L. Brown
Chad L. Brown, Registered Land Surveyor, Indiana #LS21100002
Job #26-33983

Client: Catherine Borkowski



GENERAL NOTES

- 1.) This survey was performed utilizing Meridian Title Corporation Commitment No. 25-11339, dated April 30, 2025.
- 2.) Based upon a scaled interpretation of the FLOOD INSURANCE RATE MAP, PANEL 18097C0180F for Marion County, Indiana, dated April 19, 2016 the within described real estate IS/IS NOT located within a Special Flood Hazard Area inundated by 100-year flood as established by the Federal Emergency Management Agency for the National Flood Insurance Program. The within described real estate is located within (unshaded) Zone X (Areas determined to be outside the 0.2% annual chance flood plain). Flood plain certification is restricted to a review of the Flood Insurance Rate Maps (FIRM), and shall not be construed as a confirmation or denial of flooding potential.
- 3.) The surveyed premises contains a total of 0.967± acres (42,125 square feet), more or less.
- 4.) Surface improvements, together with their relationship to the perimeter of the surveyed tract have been shown on the plat of survey.
- 5.) The underground utilities depicted on the attached plat of survey have been located per utility location markings on the ground as provided by the Indiana Underground Plant Protection Service.
- 6.) No warranty, either express or implied, is made as to the accuracy or completeness of information provided by governmental authorities and / or third parties, or as to its fitness for any particular purpose or use, including but not limited to information presented on underground utilities, flood hazard zones, floodway zones, wetlands, recording information, zoning, and regulated drains. In no event will Hahn Surveying Group, Inc., its employees, agents, and / or assigns be liable for any damages arising out of the furnishing and / or use of such information.

BOUNDARY RETRACEMENT SURVEY 9906 E. 63rd Street, Indianapolis, IN 46236

HAHN SURVEYING GROUP, INC.
LAND SURVEYORS - Established in 1975

8925 N. MERIDIAN STREET, SUITE 120, INDIANAPOLIS, IN 46260
PHONE: (317) 846-0840 FAX: (317) 846-4298 E-MAIL: INFO@HAHNSURVEYING.COM
WEBSITE: www.hahnsurveying.com



SHEET

1 OF 1
JOB NO.
26-33983

DATE:
REVISION DESCRIPTION:
NO:
BY:

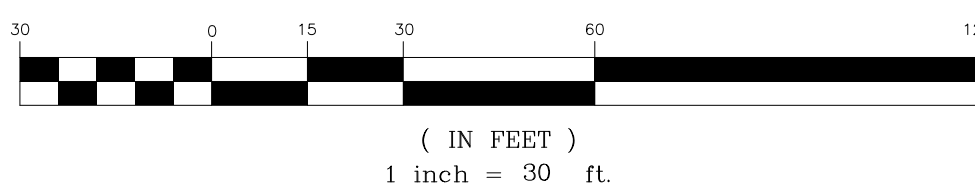
DWG. BY: JLE/JG
FW. BY: LK
CK. BY: CLB.

All Rights Reserved under Copyright by
Hahn Surveying Group, Inc.

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law (Chad L. Brown).

This Instrument was prepared by: Chad L. Brown, Hahn Surveying Group, Inc.

Scale: 1"=30'
GRAPHIC SCALE



BASIS OF BEARINGS: INDIANA STATE PLANE COORDINATES, EAST ZONE

LEGEND	
	CHAIN LINK FENCE
	BOARD FENCE
	INVISIBLE FENCE
	IRON FENCE
	OVERHEAD UTILITY LINE
	FLOW LINE OF DITCH
	BURIED GAS LINE
	BURIED WATER LINE
	BURIED TELEPHONE LINE
	BURIED ELECTRIC LINE
	SANITARY SEWER LINE
	STORM SEWER LINE
	CABLE PEDESTAL
	UTILITY POLE
	SIGN
	GAS VALVE
	STORM MANHOLE
	SANITARY MANHOLE
	CLEAN OUT
	MAILBOX
	INGRESS/EGRESS EASEMENT
	METRONET LID
	BROADBAND VAULT
	ELECTRIC METER
	WATER METER
	ELECTRIC TRANSFORMER
	FIRE HYDRANT
	AIR CONDITIONER
	GAS METER
	WATER VALVE
	TELEPHONE PEDESTAL
	CURB INLET
	INLET
	IRON PIN SET (5/8" REBAR W/ RED CAP MARKED "FIRM #0066")
	MAG NAIL SET / FOUND
	5/8" REBAR FOUND
	CUT "X" SET / FOUND
	4" X 4" CONCRETE RIGHT OF WAY MARKER
	LOT NUMBER
	PLAT DIMENSION
	MEASURED DIMENSION
	DEED DIMENSION
	CALCULATED DIMENSION

COLLINS, GERALD W
INSTR. #A201200122860

BOAT SPIKE FOUND PER MARION CO. SURVEYOR'S OFFICE REF'S. IS LOCATED 13.7' WEST AND 7.1' NORTH OF THEORETICAL CORNER

R.R. SPIKE FOUND 12.4' WEST & 0.3' SOUTH OF THEORETICAL S.E. CORNER N.W. 1/4 S.W. 1/4 SEC. 32, T. 17N, R. 5E. (SAID R.R. SPIKE IS CALLED A REFERENCE MONUMENT WITH A STATE PLANE COORD. PER MARION CO. SURVEYOR'S OFFICE REF'S.)

ACCEPTED THEORETICAL S.E. CORNER N.W. 1/4 S.W. 1/4 SEC. 32, T. 17N, R. 5E. (CALCULATED)

S.E. CORNER W. 1/2 S.W. 1/4 SEC. 32, T. 17N, R. 5E. ESTAB. AT MIDPOINT

S.E. CORNER S.W. 1/4 SEC. 32, T. 17N, R. 5E. HARRISON MON. FOUND PER MARION CO. SURVEYOR'S OFFICE REF'S.

S.E. N.E. CORNER S.W. 1/4 SEC. 32, T. 17N, R. 5E. ESTAB. AT MIDPOINT

SOUTH LINE N.W. 1/4 S.W. 1/4 SEC. 32, T. 17N, R. 5E. S. 89°37'44" W 1336.87'

C/L WINONA DRIVE (APPROXIMATE 35' R/W)

EAST LINE W. 1/2 S.W. 1/4 SEC. 32, T. 17N, R. 5E. S. 89°37'44" E 2636.61'(M) N 0°06'56" E 2636.61'(PLAT)

C/L WINONA DRIVE

(APPROXIMATE 35' R/W)

EAST LINE W. 1/2 S.W. 1/4 SEC. 32, T. 17N, R. 5E. S. 89°37'44" E 2636.61'(M) N 0°06'56" E 2636.61'(PLAT)

C/L WINONA DRIVE

(APPROXIMATE 35' R/W)

EAST LINE W. 1/2 S.W. 1/4 SEC. 32, T. 17N, R. 5E. S. 89°37'44" E 2636.61'(M) N 0°06'56" E 2636.61'(PLAT)

C/L WINONA DRIVE

(APPROXIMATE 35' R/W)

EAST LINE W. 1/2 S.W. 1/4 SEC. 32, T. 17N, R. 5E. S. 89°37'44" E 2636.61'(M) N 0°06'56" E 2636.61'(PLAT)

C/L WINONA DRIVE

(APPROXIMATE 35' R/W)

EAST LINE W. 1/2 S.W. 1/4 SEC. 32, T. 17N, R. 5E. S. 89°37'44" E 2636.61'(M) N 0°06'56" E 2636.61'(PLAT)

C/L WINONA DRIVE

(APPROXIMATE 35' R/W)

EAST LINE W. 1/2 S.W. 1/4 SEC. 32, T. 17N, R. 5E. S. 89°37'44" E 2636.61'(M) N 0°06'56" E 2636.61'(PLAT)

C/L WINONA DRIVE

(APPROXIMATE 35' R/W)

EAST LINE W. 1/2 S.W. 1/4 SEC. 32, T. 17N, R. 5E. S. 89°37'44" E 2636.61'(M) N 0°06'56" E 2636.61'(PLAT)

C/L WINONA DRIVE

(APPROXIMATE 35' R/W)

EAST LINE W. 1/2 S.W. 1/4 SEC. 32, T. 17N, R. 5E. S. 89°37'44" E 2636.61'(M) N 0°06'56" E 2636.61'(PLAT)

C/L WINONA DRIVE

(APPROXIMATE 35' R/W)

EAST LINE W. 1/2 S.W. 1/4 SEC. 32, T. 17N, R. 5E. S. 89°37'44" E 2636.61'(M) N 0°06'56" E 2636.61'(PLAT)

C/L WINONA DRIVE

(APPROXIMATE 35' R/W)

EAST LINE W. 1/2 S.W. 1/4 SEC. 32, T. 17N, R. 5E. S. 89°37'44" E 2636.61'(M) N 0°06'56" E 2636.61'(PLAT)

C/L WINONA DRIVE

(APPROXIMATE 35' R/W)

EAST LINE W. 1/2 S.W. 1/4 SEC. 32, T. 17N, R. 5E. S. 89°37'44" E 2636.61'(M) N 0°06'56" E 2636.61'(PLAT)

C/L WINONA DRIVE

(APPROXIMATE 35' R/W)

EAST LINE W. 1/2 S.W. 1/4 SEC. 32, T. 17N, R. 5E. S. 89°37'44" E 2636.61'(M) N 0°06'56" E 2636.61'(PLAT)

C/L WINONA DRIVE

(APPROXIMATE 35' R/W)

EAST LINE W. 1/2 S.W. 1/4 SEC. 32, T. 17N, R. 5E. S. 89°37'44" E 2636.61'(M) N 0°06'56" E 2636.61'(PLAT)

C/L WINONA DRIVE

(APPROXIMATE 35' R/W)

EAST LINE W. 1/2 S.W. 1/4 SEC. 32, T. 17N, R. 5E. S. 89°37'44" E 2636.61'(M) N 0°06'56" E 2636.61'(PLAT)

C/L WINONA DRIVE

(APPROXIMATE 35' R/W)

EAST LINE W. 1/2 S.W. 1/4 SEC. 32, T. 17N, R. 5E. S. 89°37'44" E 2636.61'(M) N 0°06'56" E 2636.61'(PLAT)

C/L WINONA DRIVE

(APPROXIMATE 35' R/W)

EAST LINE W. 1/2 S.W. 1/4 SEC. 32, T. 17N, R. 5E. S. 89°37'44" E 2636.61'(M) N 0°06'56" E 2636.61'(PLAT)

C/L WINONA DRIVE

(APPROXIMATE 35' R/W)

EAST LINE W. 1/2 S.W. 1/4 SEC. 32, T. 17N, R. 5E. S. 89°37'44" E 2636.61'(M) N 0°06'56" E 2636.61'(PLAT)

C/L WINONA DRIVE

(APPROXIMATE 35' R/W)

EAST LINE W. 1/2 S.W. 1/4 SEC. 32, T. 17N, R. 5E. S. 89°37'44" E 2636.61'(M) N 0°06'56" E 2636.61'(PLAT)

C/L WINONA DRIVE

(APPROXIMATE 35' R/W)

EAST LINE W. 1/2 S.W. 1/4 SEC. 32, T. 17N, R. 5E. S. 89°37'44" E 2636.61'(M) N 0°06'56" E 2636.61'(PLAT)

C/L WINONA DRIVE

(APPROXIMATE 35' R/W)

EAST LINE W. 1/2 S.W. 1/4 SEC. 32, T. 17N, R. 5E. S. 89°37'44" E 2636.61'(M) N 0°06'56" E 2636.61'(PLAT)

C/L WINONA DRIVE

(APPROXIMATE 35' R/W)

EAST LINE W. 1/2 S.W. 1/4 SEC. 32, T. 17N, R. 5E. S. 89°37'44" E 2636.61'(M) N 0°06'56" E 2636.61'(PLAT)

C/L WINONA DRIVE

(APPROXIMATE 35' R/W)

EAST LINE W. 1/2 S.W. 1/4 SEC. 32, T. 17N, R. 5E. S. 89°37'44" E 2636.61'(M) N 0°06'56" E 2636.61'(PLAT)

C/L WINONA DRIVE

(APPROXIMATE 35' R/W)

EAST LINE W. 1/2 S.W. 1/4 SEC. 32, T. 17N, R. 5E. S. 89°37'44" E 2636.61'(M) N 0°06'56" E 2636.61'(PLAT)

C/L WINONA DRIVE

(APPROXIMATE 35' R/W)

EAST LINE W. 1/2 S.W. 1/4 SEC. 32, T. 17N, R. 5E. S. 89°37'44" E 2636.61'(M) N 0°06'56" E 2636.61'(PLAT)

C/L WINONA DRIVE

(APPROXIMATE 35' R/W)

EAST LINE W. 1/2 S.W. 1/4 SEC. 32, T. 17N, R. 5E. S. 89°37'44" E 2636.61'(M) N 0°06'56" E 2636.61'(PLAT)

C/L WINONA DRIVE

(APPROXIMATE 35' R/W)

EAST LINE W. 1/2 S.W. 1/4 SEC. 32, T. 17N, R. 5E. S. 89°37'44" E 2636.61'(M) N 0°06'56" E 2636.61'(PLAT)

C/L WINONA DRIVE

(APPROXIMATE 35' R/W)

EAST LINE W. 1/2 S.W. 1/4 SEC. 32, T. 17N, R. 5E. S. 89°37'44" E 2636.61'(M) N 0°06'56" E 2636.61'(PLAT)

C/L WINONA DRIVE

(APPROXIMATE 35' R/W)

EAST LINE W. 1/2 S.W. 1/4 SEC. 32, T. 17N, R. 5E. S. 89°37'44" E 2636.61'(M) N 0°06'56" E 2636.61'(PLAT)

C/L WINONA DRIVE

(APPROXIMATE 35' R/W)

EAST LINE W. 1/2 S.W. 1/4 SEC. 32, T. 17N, R. 5E. S. 89°37'44" E 2636.61'(M) N 0°06'56" E 2636.61'(PLAT)

C/L WINONA DRIVE

(APPROXIMATE 35' R/W)